

# LAND DEVELOPMENT COMMITTEE

## JANUARY 10, 2007

Present: \_\_\_\_\_ John A. Cimino, Chairman, Mercer County Planning Board  
 \_\_\_\_\_ Bill Agress, Vice-Chairman, Mercer County Planning Board  
 \_\_\_\_\_ Edward W. Fedorko, Jr., Member, Mercer County Planning Board  
 \_\_\_\_\_ Donna Lewis, Planning Director, Mercer County Planning Division  
 \_\_\_\_\_ Greg Sandusky, Mercer County Engineer  
 \_\_\_\_\_ Mercer County Executive Brian M. Hughes, Alternate

<u><b>Type of Development</b></u>	<u><b>Name of Development</b></u>	<u><b>Municipality/Street/Block/Lot</b></u>
1. Preliminary Subdivision & Site Plan Phases I & II, Final Subdivision Phase I MC # 06 - 913	<b>Gordon Simpson</b>	Washington Township Rt. 130, Woodside & Bresnahan Rds. Block 26, Lots 3, 4, 6-12, 23-25, 27-29 & 31 Block 22, Lots 1, 11-14 & 23 Block 21, Lots 23 & 27 Block 10, Lot 26

**Approved with conditions:** Construction of a mixed-use development on 430 acres to include 211 lots with a total of 264 residential units and 226,000 (sf) of non-residential uses. Also includes final subdivision approval for Phase I to create 59 lots to include 46 residential units.

2. Site Plan & Subdivision MC # 07 – 901	<b>Matrix Business Park MWT 500</b>	Washington Township Old York Rd., Montgomery Way & New Canton Way Block 41, Lot 38
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**Approved with conditions:** Subdivide 2 new lots with existing residential structures from lot 38; also subdivide 2 additional new lots for non-residential use. On new lot 38.01 site plan for construction of a 749,782 (sf) warehouse distribution building within the Matrix Business Park @ 7A.

3. Site Plan MC # 06 – 416	<b>Pennington Ewing Athletic Club</b>	Ewing Township 1440 Lower Ferry Road Block 225.02, Lot 51
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**Approved with conditions:** Create additional parking to support increased demand within the existing building. Also proposes addition of 2 separate office buildings of 30,000 (sf) and 20,000 (sf) on a 15.518 acre tract.

4. Subdivision & Site Plan MC #06 - 118	<b>Better Community Housing of Trenton</b>	City of Trenton 11 – 19 Grant Avenue Block 1603, Lots 30 – 34
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**Approved:** Subdivision of a 7,500 (sf) lot into 3 residential lots for construction of 3 new attached units.

<b><u>Type of Development</u></b>	<b><u>Name of Development</u></b>	<b><u>Municipality/Street/Block/Lot</u></b>
5. Site Plan MC # 07 – 700	<b>Tuttle, Timothy J.</b>	West Windsor Township 330 Princeton Hightstown Road Block 47, Lot 1

**Approved with conditions:** Reconfigure existing drive and parking area to add 11 new parking spaces and a detention basin.

6. Site Plan MC # 07 - 500	<b>Lawrenceville School</b>	Lawrence Township Route 206 Block 5801, Lot 1.01.2
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**Approved:** Install a 3.5 (ac) synthetic turf athletic field in the same location as the existing grass field.

7. Site Plan & Minor Subdivision MC # 07 - 100	<b>Enterprise Avenue Community Education Centers, Inc.</b>	City of Trenton 375 Enterprise Avenue Block 211A, Lots 9 & 11
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**Approved:** Merge 2 existing lots and construct a 3 story 40,819 (sf) addition with 64 new parking spaces.

8. Minor Subdivision MC # 07 – 300	<b>Ferracone, Robin A.</b>	Princeton Township 184 Mansgrove Road Block 5403, Lot 1
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**Approved:** Subdivision of a 1.353 (ac) lot with a residential structure into 2 new lots, one with the existing structure.

9. Site Plan MC # 07 – 800	<b>Meadow Lakes</b>	East Windsor Township 200 Etra Road Block 20, Lot 2
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**Approved with conditions:** Expansion of an existing residential retirement community to include the development of a 60-unit apartment building and associated parking of 90 spaces.

10. Site Plan MC # 07 – 801	<b>The Commons at East Windsor</b>	East Windsor Township Hankins Rd. & Rt. 130 / Rt. 33 Block 51, Lots 39, 40, 77 & 77.01
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**Approved with conditions:** Commercial development on a 13.41 (ac) tract consisting of a 45,900 (sf) retail building, a 3,500 (sf) bank with drive-thru and a 36,00 (sf) office building.

11. Subdivision MC #07 - 101	<b>New Rose Street</b>	City of Trenton New Rose Street & Fountain Ave. Block 6810, Lots 6-9 & 12 Block 7011, Lots 1-7
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**Approved:** Consolidation of 12 existing lots and re-subdivide into 18 new lots and one lot encompassing the extension and widening of Engle Alley that will be dedicated back to the City. Construction of 18 two family 3-story dwellings on individual lots for a total of 36 dwelling units.

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12. Minor Subdivision MC # 07 – 400	<b>Ragazzo, Patricia</b>	Ewing Township Prospect Street Block 50, Lots 293 & 294

**Approved:** Subdivision of a 15,900 (sf) lot with an existing dwelling into 2 new lots, one with the existing structure.

13. Minor Subdivision MC # 07 – 401	<b>Campbell Builders, Inc.</b>	Ewing Township Pennington Road Block 161, Lots 1.01, 2.01, 3.01, 4.01, 20-24
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**Approved with conditions:** Consolidation of 9 existing undersize lots and a vacated alley and re-subdivision into 3 new standard lots for residential use.

14. Site Plan MC # 07 – 402	<b>Schafers Center for Sports Development</b>	Ewing Township 5 Graphics Drive Block 368, Lot 34
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**Approved with conditions:** Development of a 48,000 (sf) building to be used as a family sports development center.

15. Subdivision & Preliminary Site Plan & Final Site Plan, Phase I MC # 06 – 615	<b>New Testament Baptist Church / Joseph D. Wright</b>	Hamilton Township Ward / Fletcher Avenues Block 1890, Lot 18 Block 1890, Lot 17
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**Approved with conditions:** Consolidation of existing lot 18 into lot 17. From the new lot 17, subdivide construction of a new church which will be constructed in phases. Applicant is requesting final site plan for Phase I.

\* Applicant granted county extension to review the subject application at the January 10, 2007 meeting.

\*\* The Land Development Committee reserves the right to remove an application from this agenda if the applicant fails to provide the missing items at or before this meeting that are necessary to make the subject application complete.